



WHITEHORNES

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27 Barncliffe Road, Upper Fulwood

Sheffield

Guide Price £395,000-£420,000

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Upper Fulwood, Sheffield

A well presented and proportioned four bedroom, two bathroom, detached bay windowed home. Offering an incredibly rare opportunity to market the property has been tastefully extended to the ground floor to offer a versatile fourth bedroom with en-suite but allowed a huge degree of flexibility. With further scope subject to planning to extend out to the rear or loft it's easy to say this property is perfect for the growing family market and viewing is essential to see the potential on offer. With two spacious and light floors of accommodation totaling 1,165 sq ft together with some wonderful views to the front over Ringinglow and beyond, a private garage, driveway and lovely rear garden. Located in the very heart of this ultra popular residential suburb of upper Fulwood on the very edge of the Peak District, number twenty seven falls within catchment for excellent schools including Tapton secondary. Numerous local amenities are a short stroll as is the spider park on Crimicar Lane, principal hospitals

Council Tax band: D Tenure: Leasehold

- EXCELLENT THREE/FOUR BEDROOM DETACHED FAMILY HOME
- INCREDIBLY RARE OPPORTUNITY TO MARKET WITH VIEWING ADVISED TO SEE FULL POTENTIAL
- TASTEFULLY EXTENDED TO THE SIDE AND FURTHER POTENTIAL TO CONVERT THE LOFT SUBJECT TO PLANNING
- OFF ROAD PARKING GARAGE AND REAR FAMILY GARDEN
- EXCELLENT SCHOOLING CATCHMENTS AVAILABLE INCLUDING TAPTON SECONDARY
- AVAILABLE TO MARKET WITH NO UPWARD CHAIN AND VACANT POSSESSION

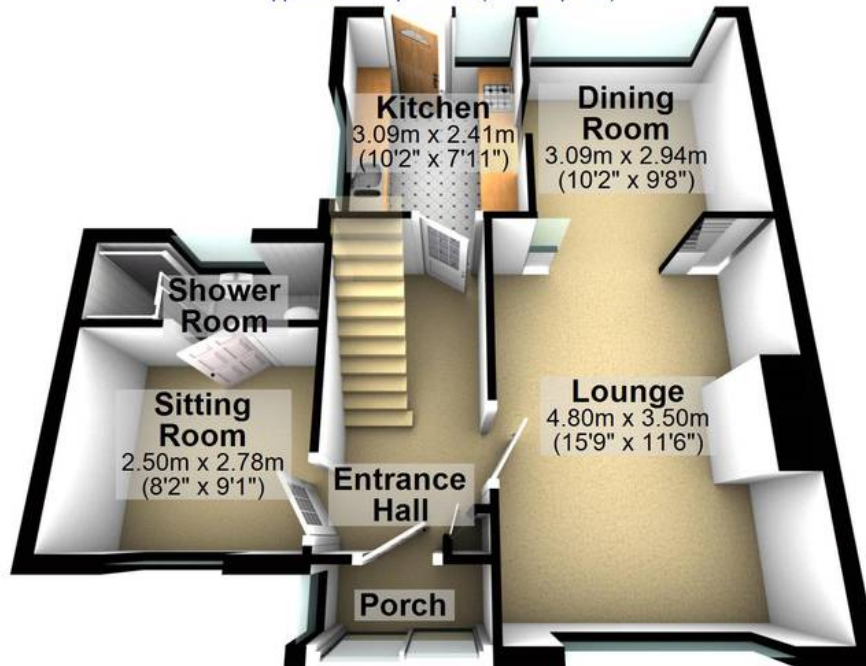




Garage
Approx. 12.5 sq. metres (134.2 sq. feet)



Ground Floor
Approx. 53.9 sq. metres (580.3 sq. feet)



First Floor
Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 108.2 sq. metres (1165.1 sq. feet)

All measurements are approximate
Plan produced using PlanUp.